

34-45

BK 7551 PG 290

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

NO TRANSFER
TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BONNIE G. TRABULSI, Grantor, in consideration of the sum of \$10.00 and other valuable considerations paid by STEVEN THOMAS TRABULSI, Grantee, whose mailing address is 138 North Pond Road, Rome, Kennebec County, Maine 04963 the receipt whereof I do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, STEVEN THOMAS TRABULSI, his heirs and assigns forever, all that certain land situate in Kennebec County, Maine, viz:

Certain lots or parcels of land situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

PARCEL ONE:

026902

A certain lot or parcel of land, with any building thereon, situated in said Waterville and bounded easterly about fifty-one feet by Water Street; southerly about fifty feet by Paris Street; westerly by land (about forty-one feet) supposed to be owned by Daniel Libby; northerly about fifty feet by land of Mrs. I.S. Bangs.

PARCEL TWO:

A certain lot or parcel of land, with any building thereon, situated in said Waterville and bounded and described as follows:

Commencing at the southwest corner of land of said Joseph Letourneau; thence running northerly on said Letourneau's west line forty-one feet, more or less, to land of Mrs. Bangs; thence westerly on said Bangs' south line twenty-five feet, more or less, to land of Mary Pooler; thence southerly on said Mary Pooler's east line forty-one feet, more or less, to Paris Street; thence easterly on said Paris Street twenty-five feet, more or less, to the point begun at.

Excepting from the above, however, a certain lot or parcel of land situated on Paris Street in said Waterville, and bounded and described as follows:

Beginning at an iron pin in the northerly line of said Paris Street at the southwesterly corner of premises owned by Naomi M. Giroux and more fully described in a deed from Mary B. Ranco to Joseph and Eva Letourneau dated February 4, 1910 and recorded in the Kennebec County Registry of Deeds in Book 499, Page 459; thence proceeding easterly along said northerly line of Paris Street five and 88/100 (5.88) feet to an iron pin; thence proceeding northeasterly at an angle of ninety (90°) degrees with said northerly line of Paris Street twenty-six and 42/100 (26.42) feet, more or less, to the easterly line of premises owned by Donald G. and Cecile R. Pooler and more fully described in deed of Ada Poulin dated October 9, 1951 and recorded in the Kennebec County Registry of Deeds in Book 910, Page 372; thence proceeding southwesterly along the easterly line of said premises of Donald G. and Cecile R. Pooler twenty-seven and 15/100 (27.15) feet, more or less, to the point of beginning.

PARCEL THREE:

A certain lot or parcel of land, with any buildings thereon, situated in said Waterville and bounded and described as follows:

Beginning at an iron pin in the northeasterly corner of premises acquired by Donald G. and Cecile R. Pooler by deed of Ada Poulin dated October 9, 1951 and recorded in the Kennebec County Registry of Deeds in Book 910, Page 372; thence proceeding westerly along the northerly line of said premises three (3) feet to an iron pin; thence proceeding southwesterly at an angle of ninety (90°) degrees with the northerly line of said premises thirteen and one-half (13.5) feet, more or less, to the westerly line of premises of Naomi Giroux as described in deed of Mary B. Ranco to Joseph and Eva Letourneau dated February 4, 1910 and recorded in the Kennebec County Registry of Deeds in Book 499, Page 459; thence proceeding northwesterly along said Giroux's westerly line thirteen and 85/100 (13.85) feet, more or less, to the point of beginning.

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Being all and the same premises acquired by Albert J. Giroux by Deed of Distribution by Personal Representative from Albert J. Giroux, Personal Representative of the Estate of Naomi M. Giroux dated December 2, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3473, Page 158.

Being all and the same premises acquired by Steven Trabulsi and Bonnie Trabulsi, Joint Tenants by Warranty Deed from Albert J. Giroux, being a widower and never having remarried and Norman R. Giroux, Attorney-in-Fact for Albert J. Giroux and in his individual capacity, to release any and all interest he may have in the premises as a remainderman under the will of Naomi M. Giroux said Warranty Deed dated April 13, 2001 and recorded April 19, 2001 in the Kennebec County Registry of Deeds in Book 6451, Page 270.

Warranty
This ~~Quit Claim~~ Deed is being executed between spouses pursuant to divorce proceedings filed June 2003 with the District Court - District VII, Kennebec County, Maine.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, STEVEN THOMAS TRABULSI, his heirs and assigns, to his own use and behoof forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except:

None

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **WARRANT AND DEFEND** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said BONNIE G. TRABULSI, as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this _____ day of the month of July 29, A.D. 2003.

Signed, Sealed and Delivered in the presence of:

Donna R. Chevallard
Witness Signature

DONNA R. CHEVALLARD
Print Witness Name

Bonnie J. Kouletsis
Witness Signature

Bonnie L. Kouletsis
Print Witness Name

Bonnie G. Trabulsi
BONNIE G. TRABULSI, Grantor
177 Water Street
Waterville, Maine 04901

STATE OF MAINE } ss.
COUNTY OF KENNEBEC

July 29, 2003

Then personally appeared the above named BONNIE G. TRABULSI and acknowledged the foregoing instrument to be her free act and deed, that I relied upon the following form of identification of the above-named person:



RECEIVED KENNEBEC SS.
2003 AUG -7 AM 10:58

ATTEST: Bonnie L. Kouletsis

Before me,
John Chevallard
Notary Public Signature
SEPT. 07, 2008
Print Notary Public Name
My Commission Expires
JOHN CHEVALLARD
Notary Public • Maine
My Commission Expires September 07, 2011